



Town of Jericho
Jericho Development Review Board

Via Certified Mail

November 9, 2016

Ms. Marjorie B Hunt
150 Lee River Road
Jericho, VT 05465

RE: Boundary Line adjustment.

Dear Ms. Hunt:

At a meeting of the Jericho Development Review Board held on October 27, 2016, the Board heard your request for a Boundary Line Adjustment. This property is located at 150 Lee River Road in the Village Zoning Districts.

After review of the application, the Board **unanimously** voted to approve your request with conditions. Listed below are the Findings of Fact and Conditions that were approved by the Development Review Board on October 27, 2016:

FINDINGS OF FACT

1. The DRB finds that the Boundary Line Adjustment Plan entitled "Marjorie Hunt" dated September 24, 2016; submitted to the Jericho Development Review Board for review consisted of 2 boundary line adjustments a ± 1.07 acre addition to Martha Prince at 137 Lee River Road and a ± 1.43 acres boundary line adjustment to Malcolm & Viola Hunt on Orr Road.
2. The DRB finds that there will be a 60'ft ROW (right of way) on the 1.43 acres which is off of Orr Road and combining with Malcom & Viola Hunt's existing lot.
3. The DRB finds that the proposed 60'ft ROW is for access across that portion of the lot only.
4. The DRB finds that there are two pre-existing curb cuts servicing the residential lot at 137 Lee River Road (Martha Prince) which are grandfathered.

CONDITIONS

1. The 2 grandfathered curb cuts at 137 Lee River Road shall not be significantly altered or modified. They may be maintained so they exist in their current form.
2. The applicant will develop and record deeds for the proposed boundary line adjustment as well as the easement for access across the effected lot.
3. The applicant will obtain and abide by the conditions of all other required local and State permits.
4. The project will be constructed and subsequently operated consistent with all Findings of Fact and Conditions set forth above as well as with the plans submitted and in any other permit obtained by the applicant for this project.



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5. Substantial revisions to this plan shall require the further review and approval of the Development Review Board at a publicly warned hearing.
6. By acceptance of these conditions without appeal, the applicants confirm and agree for themselves and all successors in interest that the conditions of this decision shall run with the land and shall be binding and enforceable.
7. Within 180 days of approval by the Development Review Board, a Mylar copy of the Final Plat shall be submitted for recording by the applicant which will list all easements, rights of way, covenants or restrictions on it. It will be signed by the Chair of the Development Review Board and filed with the Jericho Town Clerk.
8. The reconfigured and newly formed lots shall be monumented in accordance with the *Town of Jericho Land Use & Development Regulations*, Section 11.4.10.
9. All other improvements shall adhere to the requirements of the *Town of Jericho Land Use & Development Regulations* in effect as of this date.

Motion by Stephanie Hamilton to approve the request by Marjorie B Hunt for a Boundary Line Adjustment on Lee River Road. Seconded by Bruce Jacobs. Those in favor: All. Opposed: none. Abstained: None. Motion carried 5-0.

In accordance with 24 V.S.A. §4471 any Interested Person may appeal this decision within 30 days by filing a notice of appeal by certified mail, sent to the State Environmental Court with a copy to the Town of Jericho. Address: *Vermont Superior Court, Environmental Division, 2418 Airport Rd., Suite 1, Barre, VT 05641-8701*. The current filing fee for an appeal is \$262.50, payable to Vermont Superior Court, and it must be sent in with the notice of appeal. Anyone with questions about an appeal can call the Court at 802-828-1660.

Sincerely,

Barry King, Chair
Jericho Development Review Board

cc: Interested Parties
Town Clerk
Town Planner

Lister –Town of Jericho
Selectboard
Zoning Administrator